Prince Edward Island
Housing Corporation

Annual Report

for the year ending March 31, 2001

Prince Edward Island
CANADA

Health and
Social Services

103-01629

Prince Edward Island
Housing Corporation

Annual Report

for the year ending March 31, 2001

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The Honourable J. Léonce Bernard
Lieutenant Governor of Prince Edward Island

May It Please Your Honour:

It is my privilege to present the Annual Report of the Prince Edward Island Housing Corporation for the fiscal year ended March 31, 2001.

Respectfully submitted,

Jamie Ballem
Minister Responsible for the
PEI Housing Corporation

Prince Edward Island
CANADA

Health and Social Services

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The Honourable Jamie Ballem
Minister Responsible for
The Prince Edward Island Housing Corporation
Charlottetown
Prince Edward Island

Honourable Minister:

I am pleased to submit the Annual Report of the Prince Edward Island Housing Corporation for the fiscal year ending March 31, 2001.

Respectfully submitted,

Rory Francis
Chief Executive Officer
PEI Housing Corporation

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OVERVIEW

The PEI Housing Corporation derives its authority from the *Housing Corporation Act of 1993*. The objective of the Housing Corporation is to provide Islanders of low and moderate incomes with access to safe, affordable, adequate housing.

The Housing Corporation shares its responsibility in the housing field with the five Regional Health Authorities. The Corporation is responsible for provincial coordination of programs, liaison with the Federal Government on housing issues, and for overseeing the administration of federal-provincial agreements. Health Authorities are responsible for the staffing and actual delivery of programs.

The Corporation works with many partners including the Canada Mortgage and Housing Corporation (CMHC), representing the Federal Government. CMHC provides cost-sharing of provincial programs involving 1,700 units and directly administers another 900 federally funded social housing units. Other partners of the P.E. I. Housing Corporation include the many volunteers who serve on the nine Family Housing Boards across the province, as well as Credit Unions which continue to work with the Corporation in the provision of funds under the Rural Mortgage Lending Program. Seniors and other client groups, municipal representatives, the construction industry, and tenants also play an important partnership role in bringing affordable housing to Islanders.

Over the years numerous studies have shown a direct relationship between the health of a population and the availability of good housing. Since the 1960's, through its social housing program, the province has worked to ensure good housing to low and moderate income Islanders.

The Senior Citizens Housing Program and the Family Housing Program support the rental housing needs of seniors and families.

For low and moderate income homeowners, the Department provides assistance with maintenance and renovations. The Emergency Home Repair Program is intended to assist homeowners when an emergency arises that could endanger the health or safety of the of the household. To meet the need for more extensive renovations, the province and the federal government jointly fund the Residential Rehabilitation Assistance Program (RRAP). This program is administered by the Canada Mortgage and Housing Corporation. The objective of both programs is to assist homeowners to live independently in their own home.

YEAR IN REVIEW

The demand for Seniors Housing continues strong in urban and most rural areas. However, the active waiting list has shown a slow but steady decline. An average of 252 applicants were looking for seniors housing at any one time during the year. In some areas, Kinkora and New London in particular, chronic long-term vacancies are still being experienced despite increased efforts to find tenants for these facilities. In the past year 193 new tenants were placed in Seniors Housing. This represented a 16.4% turn-over of tenants. During the year expenditures on the Seniors Housing program totalled $3,817,100.

The demand for Family Housing continues to increase with lengthy waiting lists in most regions. Applications during the year totalled 290. There was a 14.55% turnover rate with 67 families placed. The waiting list increased to 944 families. The development of family housing options in response to this need remains a priority in the provincial housing field. Provincial expenditures on the Family Housing Program were $1,620,700 during fiscal 2000-2001.

Approved applications for the Emergency Home Repair Program increased to 95 during the year from 81 the previous year. Expenditures were $64,970, up slightly from $63,099 of the previous year. The average grant, however, declined from $779 to $684.

Activity under the Rural Mortgage Loan Program saw nineteen mortgages approved. The amount of money loaned was $903,125. The average loan amounted to $47,533.

Aperçu

L'autorité de la Société d'habitation de l'Î.-P.-É. a sa source dans la *Housing Corporation Act of 1993* (loi sur la société d'habitation de 1993). La Société d'habitation a pour objectif de permettre aux Insulaires à faible ou à moyen revenu d'avoir accès à un logement sécuritaire, à prix raisonnable et convenable.

La Société d'habitation partage ses responsabilités dans le domaine de l'habitation avec les cinq régies régionales de la santé. Elle est responsable de la coordination provinciale des programmes, de la liaison avec le gouvernement fédéral en ce qui concerne les questions d'habitation et de la coordination de l'administration des ententes fédérales-provinciales. Les régies régionales sont responsables de la dotation et de la prestation effective des programmes.

La Société a de nombreux partenaires, notamment la Société canadienne d'hypothèques et de logement (SCHL) qui représente le gouvernement fédéral. La SCHL voit au partage des frais des programmes provinciaux portant sur 1 700 logements, et elle administre directement 900 autres logements sociaux financés par le fédéral. Au nombre des autres partenaires de la Société d'habitation de l'Î.-P.-É. se trouvent les nombreux bénévoles qui siègent aux neuf conseils d'habitation familiale de la province, ainsi que les caisses populaires qui ne cessent de travailler conjointement avec la Société à des projets de financement en vertu de la *Rural Mortgage Lending Program* (programme de prêts hypothécaires ruraux). Les aînés et d'autres groupes de clients, les représentants municipaux, l'industrie de la construction et les locataires jouent également un rôle de partenaire important dans le fait de fournir des logements à prix raisonnable aux Insulaires.

Au cours des années, de nombreuses études ont montré un lien direct entre la santé d'une population et la disponibilité d'un logement adéquat. Depuis les années 1960, par l'intermédiaire de son programme d'habitation, la province s'est efforcée de procurer de bons logements aux Insulaires à faible et à moyen revenu.

Le programme d'habitation des aînés et le programme d'habitation familiale viennent soutenir les besoins en logements locatifs des aînés et des familles.

Pour les propriétaires à faible ou à moyen revenu, le ministère fournit de l'aide pour l'entretien et les réparations. Le programme de réparations domiciliaires urgentes est en place pour venir en aide aux propriétaires lorsqu'une urgence survient qui pourrait mettre en danger la sécurité de la maison familiale. Pour répondre à des besoins de rénovations substantiels, la province et le gouvernement fédéral financent conjointement le programme d'aide à la remise en état des logements (PAREL). Ce programme est administré par la Société canadienne d'hypothèques et de logement. Tant PAREL que la SCHL ont pour objectif d'aider les propriétaires à vivre d'une manière indépendante dans leur propre maison.

Bilan de l'année

La demande de logements destinés aux aînés est toujours forte dans les régions urbaines et dans la plupart des régions rurales. Toutefois, La liste d'attente active a montré un déclin lent mais soutenu. Une moyenne de 252 demandeurs cherchaient des logements pour les aînés en tout temps durant l'année. À certains endroits, en particulier à Kinkora et à New London, il se manifeste toujours un problème chronique d'inoccupation à long terme en dépit des efforts redoublés pour installer des locataires dans les logements visés. Au cours de la dernière année, 193 nouveaux locataires ont été placés dans des logements pour les aînés. Cela représente un taux de renouvellement de locataires de 16,4 pour cent. Au cours de l'année, les dépenses du programme d'habitation des aînés se sont chiffrées à 3 817 100 millions de dollars.

Le demande de logements familiaux continue d'augmenter, et les listes d'attente de s'allonger, dans la plupart des régions. Durant l'année, on a atteint le nombre de 290 demandes. Il y a eu un taux de renouvellement de 14,55 pour cent et 67 familles ont été placées. La liste d'attente s'est allongée pour atteindre 944 familles. La création de nouveaux logements familiaux en réponse à ce besoin demeure l'objectif prioritaire dans le domaine de l'habitation provinciale. Les dépenses de la province rattachées au programme d'habitation familiale se sont élevées à 1 620,700 dollars durant l'exercice financier 2000-2001.

Le programme de réparations dépenses se sont élevées à 64 64,970 dollars, une légère hausse par rapport aux 63 099 dollars engagés l'année précédente. Par contre, la subvention moyenne est passée de 779 dollars à 684 dollars.

Dix-neuf hypothèques ont été approuvées dans le cadre du programme de prêts hypothécaires ruraux pour un total de 903 125 dollars. Le prêt moyen s'établissait à 47,533 dollars.

PROGRAM SERVICES

Senior Citizens Housing

The proportion of seniors in the population is expected to increase dramatically over the next twenty-five years. However, it is uncertain whether this population increase will translate into increased demand for subsidized seniors housing. In the past year 193 tenants took up residence in Seniors housing. This represented a turnover rate of 16.4%. New applications numbered 209 and the waiting list averaged 252 persons at one time. Chronically high, long term vacancies were still being experienced in the Kinkora and New London facilities. However, over-all demand for seniors housing continues strong especially in urban areas. The expenditure for operations and maintenance for seniors housing in 2000-2001 was $3,817,100.

Garden Suites

Garden suites are a form of seniors housing. These one-bedroom units are located on a host property, usually of a relative. When no longer required in one area, the garden suites can be readily moved to the next area. There are six garden suites in the Province's housing portfolio.

Helping Hands for Seniors

This is a summer program that combines employment for students, under the Jobs for Youth Program, with services to senior citizen homeowners. Under the program, students assist seniors with minor maintenance items such as painting, yard clean-up, etc. In 2000 -2001,19 students were employed and 125 senior citizen homeowner applications were approved.

Family Housing

The demand for family housing continued to be strong. New applications numbered 290 and the provincial waiting list increased to 944 families. During the year 67 families were placed which represented a decrease from the previous year. The average turnover rate for the Island was 14.55%. Of increasing concern is the consistently high ratio of families waiting for units versus the number of units available and the turnover rates in the Queens and East Prince Health Regions. The expenditure for operation and maintenance for family housing in 2000 -2001 was $1,620,700.

Rent Supplement Program

This program utilizes existing private market housing to provide accommodations for families selected from the family housing waiting lists. Rents are made affordable for the families via rent subsidies. There are 18 units under housing staff administration; 12 in Charlottetown and 6 in Summerside.

Emergency Home Repair Program

This program showed an increase in activity (17%) over the previous year. Ninety-five applications were approved as opposed to eighty-one the year before. Expenditures, however, were up only slightly over the previous year - $64,970 versus $63,099.

Social Housing

During the 1970's, 83 housing units were purchased, renovated, and made available to low and moderate income families on a rental or lease-purchase basis. Over the years many were sold to their occupants. Currently only 10 units remain under administration and the program is otherwise inactive.

Rural and Native Housing

This program provides rent-to-income housing for low and moderate income families. There are 22 units across the Province.

Rural Community Housing

Providing affordable rental housing in smaller centres, 12 units are administered by provincial housing staff.

Rural Mortgage Lending Support Program

This is a provincial home ownership initiative designed to improve the access to conventional mortgage financing of homeowners wishing to locate in smaller communities and rural areas. The Program also supports the rural community development efforts of the Province. In cooperation with the Prince Edward Island Credit Union League, the Housing Corporation provides long term loan funds to local Credit Unions. In turn, the Credit Unions use the funds to give rural homeowners conventional mortgages at fair market rates. Standard lending practices apply to the mortgage loans.

In 2000/01, $903,125 was provided to local Credit Unions, which financed 19 mortgage approvals.

Federal Provincial Relations

2000-2001 saw the re- establishment of Federal, Provincial and Territorial Forums to discuss housing issues. Major topics were homelessness and affordable housing.

The federal government announced a capital grant incentive program to address the issue of adequate, affordable housing in January, 2001. Human Resource Development Canada set up a committee, with representation from the Department, to review the issue of Homelessness. A consultant was hired to research the extent of the problem and possible options. This report was tabled in March 2001.

Homelessness on PEI is not one of "absolute homelessness" but rather an issue of "relative homelessness". "Absolute homelessness" is when there are no options available, absolutely no home to go to. "Relative Homelessness" is when a person is in danger of losing their home, when the home is not in good condition, or when if there is no intervention, the person will be homeless.

Federal/Provincial/Territorial discussions on affordable housing are on-going with both federal and provincial governments working to meet the needs of Islanders.

Residential Rehabilitation Assistance Program (RRAP)

This is a Federal/Provincial cost shared (75/25) program directly administered by Canada Mortgage and Housing Corporation. In 2000-2001 the two levels of government contributed a combined $1,246,871 to RRAP, which has five components for 152 loans/12 beds:

- Homeowner RRAP - Provides assistance to low income homeowners to bring their property up to minimum health and safety standards. (77 units - $746,001)

- RRAP For Disabled Persons - Provides assistance to households occupied by persons with disabilities who require special modifications to improve accessibility to their residence. (39 units - $254,000)

- Rooming House RRAP - One project was completed which involved renovations to Deacon House, on the grounds of Hillsborough Hospital, to be used as an emergency shelter for alcohol and drug addicted persons. (2 loans/12 beds - $102,737)

- Emergency Repair Program (ERP) - Provides assistance to homeowners in rural and remote areas to undertake emergency repairs required for the continued safe occupancy of their residence. (34 units - $144,133)

- Home Adaptation For Seniors Independence (HASI) - Assists low-income Canadians, aged 65 or older, whose difficulties in daily living can be addressed through adaptations to their homes. (0)

AUDITOR GENERAL

CHARLOTTETOWN

PRINCE EDWARD ISLAND

PRINCE EDWARD ISLAND

HOUSING CORPORATION

FINANCIAL STATEMENTS

MARCH 31, 2001

AUDITOR GENERAL

CHARLOTTETOWN

PRINCE EDWARD ISLAND

AUDITOR'S REPORT

Hon. James W. Ballem
Minister of Health and Social Services
Province of Prince Edward Island

I have examined the balance sheet of the Prince Edward Island Housing Corporation as at March 31, 2001 and the statement of revenue and expenses, and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In my opinion, these financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2001 and the results of its operations and its cash flows for the year then ended in accordance with the basis of accounting disclosed in Note 1 to the financial statements.

J. Wayne Murphy, FCA
Auditor General

Charlottetown, Prince Edward Island
July 17, 2001

PRINCE EDWARD ISLAND HOUSING CORPORATION
STATEMENT OF REVENUE AND EXPENSES
FOR THE YEAR ENDED MARCH 31, 2001

	2001	2000
Revenue		
Appropriations from the Province of PEI - Note 10	$5,479,400	$5,596,800
Expenses		
Amortization	969,900	897,300
Interest	4,037,800	4,292,900
Property Taxes	159,400	158,700
Loss on disposal of Land	55,500	-
Grants Issued	256,800	247,900
Total Expenses	5,479,400	5,596,800
Net Result	$ -	$ -

(The accompanying notes are an integral part of these financial statements.)

STATEMENT 1

PRINCE EDWARD ISLAND HOUSING CORPORATION
BALANCE SHEET
AS AT MARCH 31, 2001
ASSETS

	2001	2000
Current Assets		
Cash	$ 18,200	$ 11,500
Accounts Receivable	234,200	325,800
Deposit Receipts - Note 1(a)	85,400	87,100
	337,800	424,400
Notes Receivable - Note 2	10,746,100	10,607,100
Mortgages Receivable	434,200	574,600
Investment in Properties		
Agreements of Sale - Note 3	32,800	47,100
Land for Resale or Development - Note 4	419,300	474,800
Federal-Provincial Projects - Note 5	6,167,200	6,213,600
Rental Housing Projects - Note 6	45,144,300	46,091,400
	51,763,600	52,826,900
TOTAL ASSETS	$63,281,700	$64,433,000

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable and Accrued Liabilities	$ 2,303,300	$ 2,319,400
Long-Term Liabilities		
CMHC - Note 7	34,494,500	35,372,300
Province of PEI - Note 8	21,425,400	21,672,900
	55,919,900	57,045,200
Reserves		
Co-operative and Social Housing - Note 1(a)	10,700	13,800
Replacement Reserve - Note 1(a)	74,800	71,000
	85,500	84,800
Equity Contributed by the Province of PEI - Note 9	4,973,000	4,983,600
TOTAL LIABILITIES AND EQUITY	$63,281,700	$64,433,000

(The accompanying notes are an integral part of these financial statements.)

PRINCE EDWARD ISLAND HOUSING CORPORATION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2001

Cash provided by (used for)	2001	2000
OPERATING ACTIVITIES		
Net Income	$ -	$ -
Amounts charged against income not requiring an outlay of cash:		
- Amortization of fixed asset	980,500	907,100
- Amortization charged to contributed surplus	(10,600)	(9,800)
(Increase) Decrease in accounts receivable	91,600	153,900
(Increase) Decrease in PDR's	1,700	196,500
Increase (Decrease) in accounts payable	(16,100)	(999,800)
Increase (Decrease) in reserve - accounts payable	700	(11,700)
Net cash provided by operating activities	1,047,800	236,200
INVESTING ACTIVITIES		
(Increase) Decrease in notes receivable	(139,000)	42,200
(Increase) Decrease in mortgages receivable	140,400	143,300
(Increase) Decrease in agreements of sale	14,300	23,500
Proceeds (Costs) from property transactions	13,000	7,000
Loss on disposal of property	55,500	-
Net cash (used for) provided from investing activities	84,200	216,000
FINANCING ACTIVITIES		
Cash payments to reduce long-term debt obligations	(1,125,300)	(801,100)
Loan from Province	-	348,600
Net cash used for financing activities	(1,125,300)	(452,500)
Increase (Decrease) in cash	6,700	(300)
Cash beginning of year	11,500	11,800
Cash end of year	$ 18,200	$ 11,500

(The accompanying notes are an integral part of these financial statements.)

PRINCE EDWARD ISLAND HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2001

1. Significant Accounting Policies:

(a) Trust reserves are set aside for contingencies in co-operative and social housing and are offset by investments in deposit receipts with the Province of PEI.

Replacement reserves are in place on certain rental properties as required by agreements with C.M.H.C. and those funds are also invested in deposit receipts with the Province of PEI.

(b) Amortization on rental properties is equal to the principal reduction in the corresponding long-term indebtedness.

(c) Federal-Provincial project costs are amortized over the life of the Federal-Provincial agreement. Accumulated amortization represents principal reductions to date on the original investment of the Province of PEI.

(d) Long-term liabilities include the current portions of the long-term debt.

2. Notes receivable are comprised of long-term loan funds provided by the Corporation for use by local credit unions in providing real property mortgages in rural areas. The loans are secured by an assignment of book debts and postponement agreements on the mortgage assets of the credit unions.

	2001	2000
Notes Receivable	$10,522,700	$10,365,000
Accrued Interest	223,400	242,100
	$10,746,100	$10,607,100

3. Investments in properties under agreements of sale are recorded at cost less tenants' equity.

	2001	2000
Cost	$ 434,900	$434,900
Tenants' Equity	(402,100)	(387,800)
	$ 32,800	$ 47,100

4. Investment in land for resale or development consists of the following:

	2001	2000
Hillsborough Development		
Developed - at cost	$120,100	$125,400
Undeveloped - at 1986 appraised values	111,000	105,700
Other undeveloped land	188,200	243,700
	$419,300	$474,800

PRINCE EDWARD ISLAND HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2001

5. Investments in Federal-Provincial projects are recorded at the Housing Corporation's cost less accumulated amortization and consist of the following:

	2001	2000
Family Housing	$2,248,600	$2,248,600
Senior Citizens Housing	3,930,400	3,930,400
Rural and Native Housing	277,200	294,400
	6,456,200	6,473,400
Less: Accumulated Amortization	289,000	259,800
	$6,167,200	$6,213,600

6. Rental Housing properties are recorded at cost less accumulated amortization and consist of the following:

	2001	2000
Family Housing	$11,809,800	$11,809,800
Senior Citizens Housing	19,131,000	19,131,000
Homes for Special Care	21,371,300	21,371,300
Social Housing	17,900	17,900
	52,330,000	52,330,000
Less: Accumulated Amortization	7,185,700	6,238,600
	$45,144,300	$46,091,400

7. Loans payable to Canada Mortgage and Housing Corporation consist of the following:

	2001	2000
Mortgages Payable	$30,012,400	$30,687,600
Debentures Payable	4,224,200	4,341,500
Loans Payable	257,900	343,200
	$34,494,500	$35,372,300

The above amounts include approximately 100 individual balances at varying interest rates and maturity dates.

8. Long-term liabilities to the Province are made up of approximately 60 loans having varying interest rates and maturity dates.

PRINCE EDWARD ISLAND HOUSING CORPORATION
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2001

9. Equity Contributed by the Province of PEI.

Beginning balance - April 1, 2000		$4,983,600
Additions for the year - Manors		3,600
Deductions for the year - Senior Citizens Housing	$6,100	
- Family Housing	8,100	(14,200)
Ending balance - March 31, 2001		$4,973,000

10. Provincial Appropriations

The appropriations from the Province of PEI represent amounts provided for program expenditures incurred directly by the Housing Corporation and do not relate to expenditures on activities administered by the Regional Health Authorities on the Corporation's behalf. Separate appropriations are provided for these Regional programs that are reported in their financial statements. The various revenues earned on Housing Corporation activities are reported in the Province's Public Accounts.

Appendix "A"

Program Activity and Information
2000-2001

Seniors Citizens Housing Units 2000-2001

There are **1,176*** Senior Citizens Housing units located in thirty-eight communities across the province:

Abrams Village	5	Murray River	11
Alberton	16	New London	8
Bedeque	6	O'Leary	24
Belfast	6	Parkdale	40
Borden	22	Rollo Bay	14
Cardigan	4	Rustico North	6
Charlottetown	400	Rustico South	4
Cornwall	14	Sherwood	36
Crapaud	15	Souris	81
Georgetown	16	St. Charles	4
Hunter River	14	St. Louis	4
Kensington	50	St. Peters	9
Kinkora	12	Summerside	152
Miscouche	18	Tignish	14
Mont Carmel	6	Tracadie Cross	4
Montague	92	Tyne Valley	11
Morell	12	Vernon River	5
Mt. Stewart	6	Wellington	22
Murray Harbour	6	Wilmot	6
		Total	**1,176**

* Includes six Garden Suites.

Appendix "A" (cont'd)

Senior Citizens Housing Program 2000-2001

Region	Total # of Units	New Applications	# of Reassess-ments	# of Interviews	# of Place-ments	Deletions from Waiting List	Waiting List Active	Waiting List Inactive
West Prince	58	8	-	58	6	6	31	0
East Prince	319	61	7	142	47	20	40	3
Queens	541	78	11	89	92	409**	151	---
Southern Kings	137	31	12	31	27	0	26	39
Eastern Kings	121	31	10	41	21	4	4	6
Total	***1176**	**209**	**40**	**361**	**193**	**439**	**252**	**48**

*Includes six Garden Suites. ** Note: Queens Regional Health Authority completed a major review of their waiting list and discontinued their inactive waiting list.

Helping Hands for Seniors 2000-2001

Region	# of Students	Applications Received	Applications Approved
West Prince	4	30	26
East Prince	4	23	21
Queens	4	33	31
Southern Kings	3	30	27
Eastern Kings	4	20	20
Total	**19**	**136**	**125**

Appendix "A" (cont'd)

Family Housing Program 2000-2001

Region	# of Units	New Applications	Applications Reassessed	Applications Cancelled	Placements	Applications on File
West Prince	61	39	3	24	0	113
East Prince	100	54	14	18	18	167
Queens	187*	130	15	59	23	550
Southern Kings	89*	47	0	43	16	100
Eastern Kings	36	20	5	5	10	14
Total	**479**	**290**	**37**	**149**	**67**	**944**

*Queens and Southern Kings converted some units to family housing.

Family Housing Boards and Number of Units Administered 2000-2001

Alberton	22	O'Leary	23
Charlottetown Area	181	Souris	36
Georgetown	27	Summerside	106
Montague	62	Tignish	16
Mt. Stewart	6	Total	**479**

Emergency Home Repair Program 2000-2001

Region	Applications Approved	Amount Expended
West Prince	16	$10,140
East Prince	29	$16,517
Queens	23	$20,544
Southern Kings	23	$14,400
Eastern Kings	4	$ 3,369
Total	**95**	**$64,970**

Appendix "A" (cont'd)

Social Housing 2000-2001

Region	Social Housing		Rural & Native Housing		Rural Community Housing	
	Lease/ Purchase	Rental	Mortgage	Rental	Lease/ Purchase	Rental
West Prince	3	-	14	2	-	2
East Prince	0	-	-	5	-	4
Queens	5	-	-	1	-	2
Southern Kings	1	-	-	1	-	2
Eastern Kings	1	-	-	1	-	2
Total	**10**	-	**14**	**10**	-	**12**

Residential Rehabilitation Assistance Program 2000-2001

	Homeowner	Disabled	Rooming House	ERP	HASI	Total
# of Loans	77	39	2	34	0	152
Average Loan	9688	6513	51,368	4239	0	8203
Expenditure	**746,001**	**254,000**	**102,737**	**144,133**	**0**	**1,246,871**

Appendix "B"

Family Housing

PROGRAM DESCRIPTION:

This program provides safe, adequate and affordable housing to low and moderate income families who are unable to attain adequate and affordable accommodation in the private market place. The units, with rents based on 25% of income, are situated in nine communities across the province.

GOVERNANCE / ACCOUNTABILITY:

Nine local Housing Authorities (community residents appointed by Executive Council) are responsible for day to day management of the projects which include tenant selection, rent collection and maintenance. Health Authority staff in each region process applications and provide policy direction and technical support to these boards.

RESOURCES:

HUMAN	10.7 FTE regional and Department Staff Some of these positions also work in part in Seniors Housing.

FISCAL YEAR	1997/1998	1998/1999	1999 / 2000	2000 / 2001
EXPENDITURE	$2,640,000	$2,590,000	$2,640,000	$2,570,000

PROGRAM PERFORMANCE:

Current and planned measures

- Number of family units available
- Number of families placed in units yearly
- Number of new applications
- Numbers of families on waiting lists
- Turnover rates

SOME RESULTS:

Family Units 1997-2001

Fiscal year	*1997-98*	*1998-99*	*1999-00*	*2000-01*
Units	461	461	461	479
Placements	77	86	86	67
New Applications	328	319	325	290
Waiting List	920	850	734	944

Appendix "B" (cont'd)

Family Housing Turnover Rate 1997-2001

Fiscal year	*1997-98*	*1998-99*	*1999-00*	*2000-01*
Units available	16.7%	18.6%	18.6%	14.55%

Waiting Lists by Region 1997-2001

Fiscal year	*1997-98*	*1998-99*	*1999-00*	*2000-01*
West Prince	61	59	71	113
East Prince	139	167	167	167
Queens Region	612	503	390	550
Southern Kings	96	106	100	100
Eastern Kings	12	15	6	14

Appendix "B" (cont'd)

Seniors Housing

PROGRAM DESCRIPTION:

Senior Citizens Housing projects are located in 38 communities across the province and provide apartment style, self contained rental units to low and moderate income seniors who are unable to meet their housing needs independently. Another form of subsidized housing for seniors is a Garden Suite. These one-bedroom units are located on the property of a host family and when no longer required by the tenant are easily portable to another site. The rent for either form of seniors housing is 30% of monthly household income.

GOVERNANCE / ACCOUNTABILITY:

The Regional Health authorities are responsible for the overall operational management of these properties. The Department is responsible for ensuring the fulfilment of federal-provincial agreements in the housing field and liaison with the federal government.

RESOURCES:

HUMAN	13.5 FTE Regional and Departmental Staff Some of these positions also work in part in family housing.

FISCAL YEAR	**1997/1998**	**1998/1999**	**1999 / 2000**	**2000 / 2001**
FINANCIAL	$6,160,000	$6,230,000	$6,430,000	$6,680,000

PROGRAM PERFORMANCE:

Current and planned measures

- Number of units available
- Number of placements
- Number of new applications
- Number of seniors on waiting lists

SOME RESULTS:

- Incremental decrease in the number of seniors accessing low income supplement programs.
- Generally stable vacancy rates across the Island, except in two communities (Kinkora and New London) where chronically high vacancy rates have necessitated a housing needs assessment and options for use will be considered.

Appendix "B" (cont'd)

Seniors Housing 1997 - 2001

FISCAL YEAR	1997 - 1998	1998 - 1999	1999 - 2000	2000 - 2001
*Units	1,176	1,176	1,176	1,176
Placements	194	195	172	193
New Applications	195	248	206	209
Waiting Lists	301	273	297	252

* *Portfolio comprised of 1,170 Senior Citizens Units and 6 Garden Suites*